



**BRADFORD
& HOWLEY**
HARPENDEN | MARSHALSWICK | ST ALBANS

Porters Wood House, Porters Wood, AL3 6DG
Guide Price £325,000

A stylish TWO DOUBLE BEDROOM modern loft apartment, situated within a central location and within two miles of St Albans Railway Station.

Internally the property offers light and airy modern living with an impressive open plan living/dining and kitchen space which measures approximately 724 square feet.

The principal bedroom is served by a modern bathroom, whilst bedroom two offers an en suite shower room.

Externally the property allows allocated parking for two vehicles and secure access to the apartment.

Tenure: Leasehold

Term of Lease: 125 Years From January 2015

Service Charge: £1,600pa For 2025

Ground Rent: £250pa For 2025

Council Tax Band: C

EPC Rating: C





Second Floor

Approx. 85.9 sq. metres (924.5 sq. feet)



Total area: approx. 85.9 sq. metres (924.5 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Eaves storage not included in the total floor area.
Plan produced using PlanUp.

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